

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 25 AMESBURY AVENUE CRAIGIEBURN

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$599,000 or range between \$ \$

Median sale price

Median price \$500,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From JANUARY 2018 to CURRENT Source CORELOGIC RP DATA

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 BODMIN COURT CRAIGIEBURN – 0.15KM	\$560,000	24/3/2018
59 GILLINGHAM CRESCENT CRAIGIEBURN – 0.73KM	\$570,000	18/11/2017
63 NORTHLEIGH AVENUE CRAIGIEBURN - 0.42KM	\$600,000	18/11/2017

Property data source: CORELOGIC RP DATA. Generated on 25TH OF APRIL 2018.